

## WEATHERSFIELD VI

### ANNUAL MEETING MINUTES 11/07/09

Board members present; Bob Kelley, President, John McLaughlin, VP, Doris Flexner, Ken Benjamin, Bill Churchill. Also present Charlie Yohn, treasurer and Gene Stuneck, Secretary. Tony Smith, Peggy Akers, Michelle Johnson and Scott Wojnovich represented Berkeley Property Management.

Bob Kelley opened the meeting asking for a minute of silence in memory of the soldiers and civilians killed or wounded in the shooting incident at Fort Hood Texas. President Kelley further advised the meeting attendees that prior to the meeting the board of directors voted to fund the cleanup of the WSG VI wooded common areas. This is a onetime cleanup and will be paid for out the associations reserve funds. The work will be done by our new landscape group, EcoScapes, the cost allocated is to be no greater than \$8,000. President Kelley then called the meeting to order and introduced the board members and the attendees from Berkeley Property Management.

#### **Committee Reports**

- **Budget & Finance**

Charlie Yohn presented the new budget for 2010. Under grounds and maintenance the new budget estimate for 2010 is reduced from, \$76,100 to \$72,000, a savings of \$4,100 due to the hiring of a new maintenance contractor, EcoScapes. There is also a savings of \$6,000 in the insurance premium initiated by Berkeley Management, reduced from \$26,000 to \$20,000. The premium was reduced by getting competitive bids for our insurance coverage. The property management fee will increase in 2010 from \$18,000 to \$24,000. The monthly association fee will remain the same for calendar year 2010.

The balance sheet is in excellent shape with adequate reserve funds. Several CD's have been renewed with Harrington Bank after a review of where to put the money based on interest rates.

- **Grounds & Lot Appearance**

The grounds and lot appearance committee consists of Doris Flexner, chairman, Vera Graye, Alan Smith and Peggy Akers. Replacement planting is ongoing; please help us preserve the new plantings by watering them when necessary. The Jasmine plantings by the garages are being replaced with Pencil Thin Holly. Common area cleanup of debris begins December 1. The new maintenance crew will pick up Christmas trees and yard debris beginning January 10, 2010. Voles are a problem in the area and particularly voracious eaters this time of year. Voles can be discouraged with chemical treatments provided all close residents treat areas as a joint project.

- **Utilities**

The committee consists of John McLaughlin, chairman, Joe Muncy and Bob Watkins; John is asking for more volunteers! With the new trash collector residents no longer need to separate recyclables. Cardboard boxes, etc. will no longer be picked up as trash but can be put out on the street with your recyclables. The bus service from Chapel Hill and Pittsboro is not being utilized and is a nuisance; noise, pollution and speeding by the bus drivers. This problem is yet to be resolved.

- **Building Maintenance/Architectural**

The painting of doors and railings is ongoing as well as necessary roof replacements. The termite inspection is complete. There is evidence of damage, probably from mowers, to some walk lights. A replacement unit has been found and walk lights will be replaced as necessary. Shutters will be repainted or replaced as necessary. A cost estimate is being solicited from Tilley Pressure Washers for the removal of mold from some sidewalks. The mold when wet does present a slipping hazard.

- **Insurance**

Bill Churchill and his committee are working on a long standing problem on how insurance applies to improvements and betterments on real property. The WSG VI covenants are ambiguous as to whether improvements and betterments are insured by the Association policy or by the individual unit owner's homeowner's policy. The By-laws however assign the responsibility to the Association. This problem will be resolved before year-end 2009.

The slate of board members presented to the association membership was voted upon and approved. Bob Kelley introduced Warren Ort, new resident, 515, recently the Pagano residence.

President Kelley received a well deserved round of applause from the WSG VI residents, for his years on the board, including two years as president.

Meeting adjourned at 10:17 am.

Gene Stunck, Secretary

## **ADDENDUM TO WSG VI ANNUAL MEETING**

**11/07/09**

The new board members met for a short meeting to elect new officers and assign board member duties. The new board members are John McLaughlin, President, Bill Churchill, VP, Insurance, Doris Flexner, Grounds & lot appearance, Diane Krome, Utilities, Ken Benjamin, Buildings & Streets/Architectural. Charlie Yohn will continue as Treasurer and a Secretary is needed to replace Gene Stuneck.